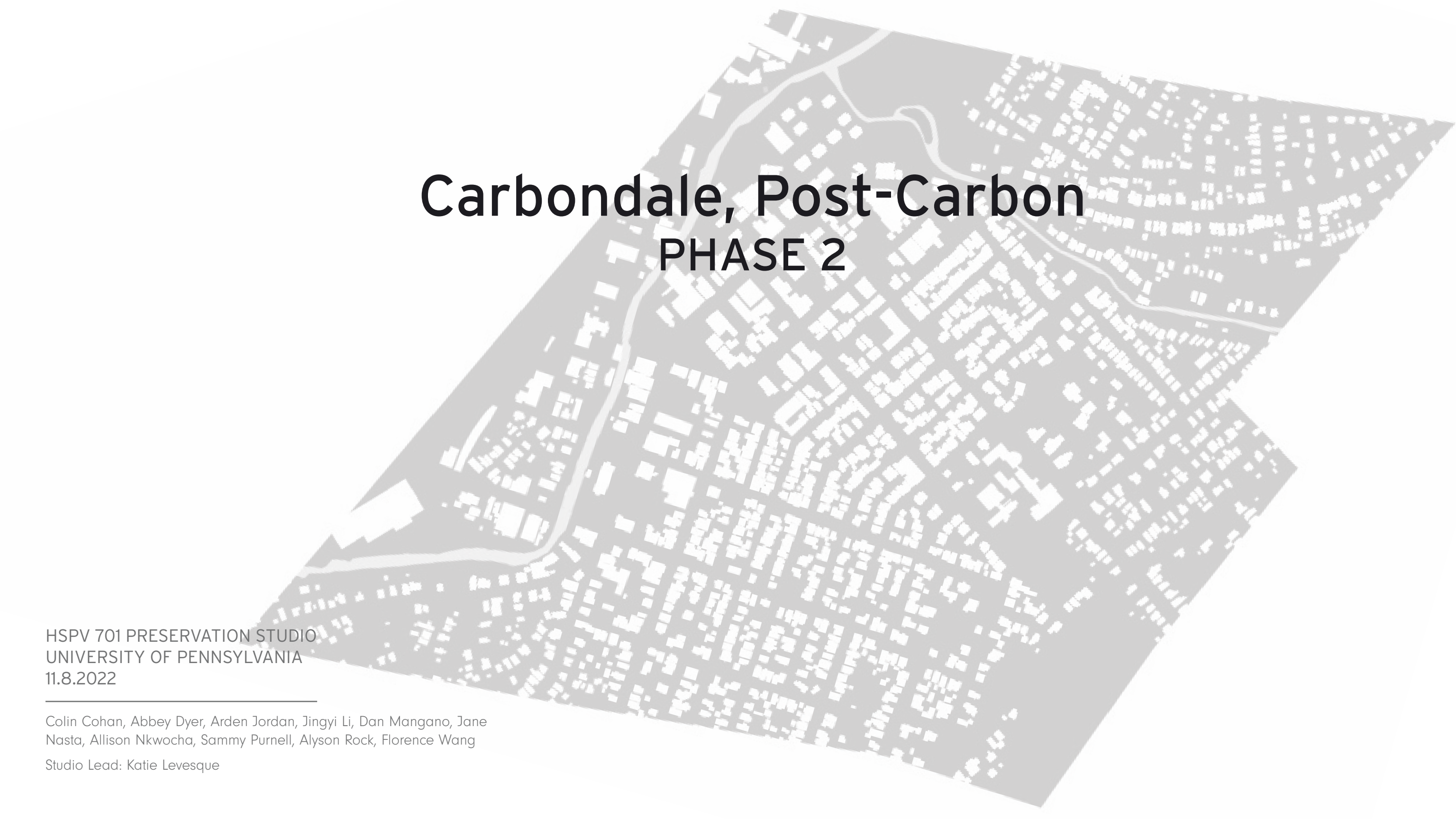




Carbondale, Post-Carbon PHASE 2

HSPV 701 PRESERVATION STUDIO
UNIVERSITY OF PENNSYLVANIA
11.8.2022

Colin Cohan, Abbey Dyer, Arden Jordan, Jingyi Li, Dan Mangano, Jane Nasta, Allison Nkwocha, Sammy Purnell, Alyson Rock, Florence Wang

Studio Lead: Katie Levesque

Contents

- 01 Studio Purpose
- 02 Phase 1 Review
- 03 Values
- 04 Significance
- 05 CDEs
- 06 SWOT Analysis
- 07 Comparables
- 08 Next Steps

Studio Purpose

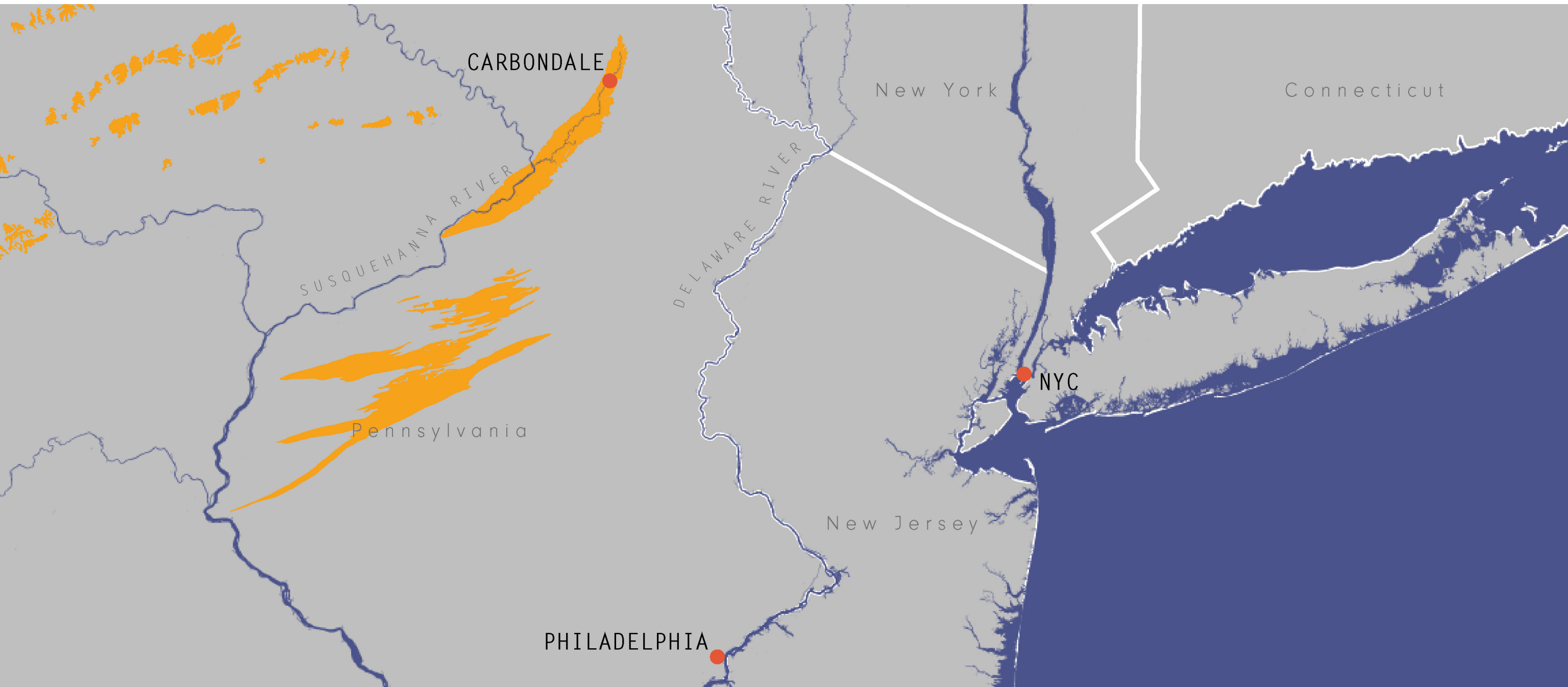
Carbondale, PA is cultivating a 21st century post-industrial identity that can be both a source of local pride and economic revitalization.

Our aims:

- Supporting Carbondale in creating a meaningful and effective contemporary narrative
- Redefining how preservation and cultural heritage can make Carbondale's past useful

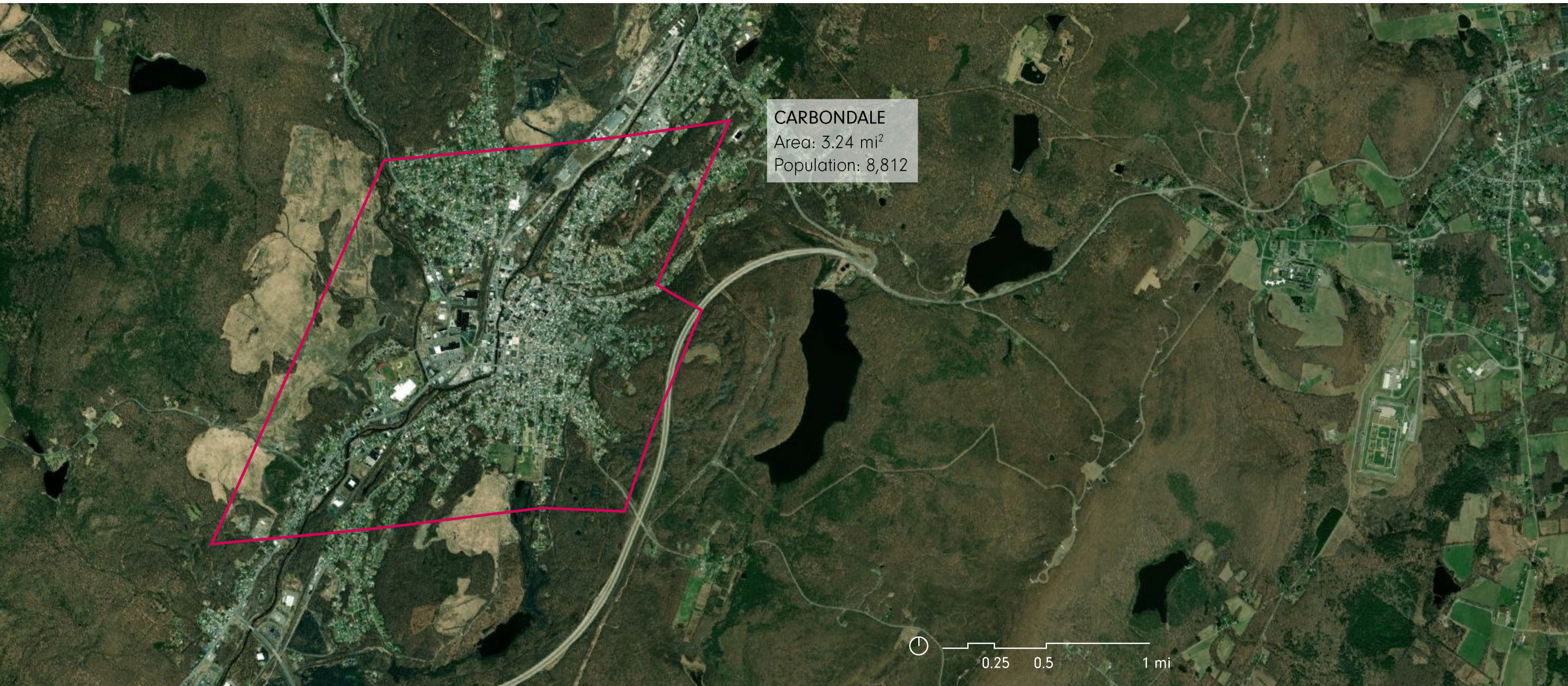
Carbondale, PA

REGIONAL CONTEXT



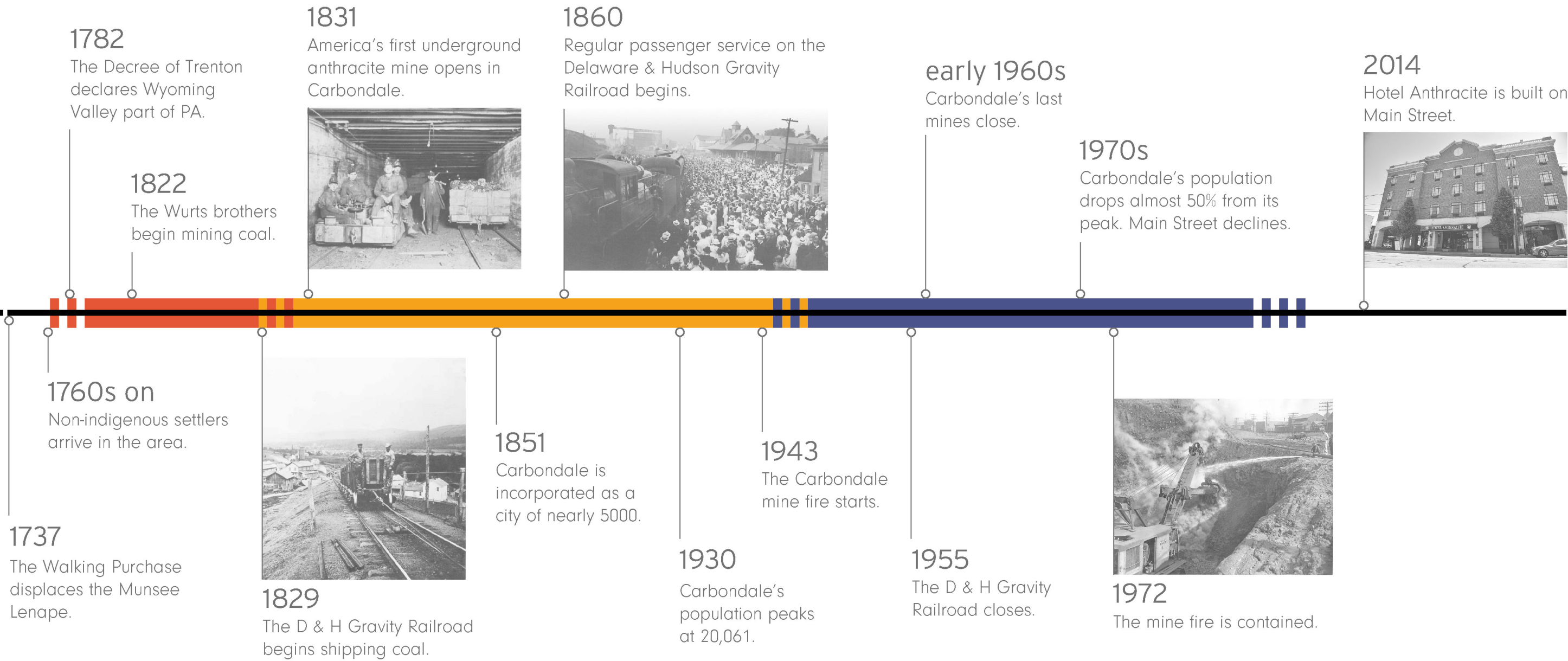
Carbondale, PA

CITY CONTEXT



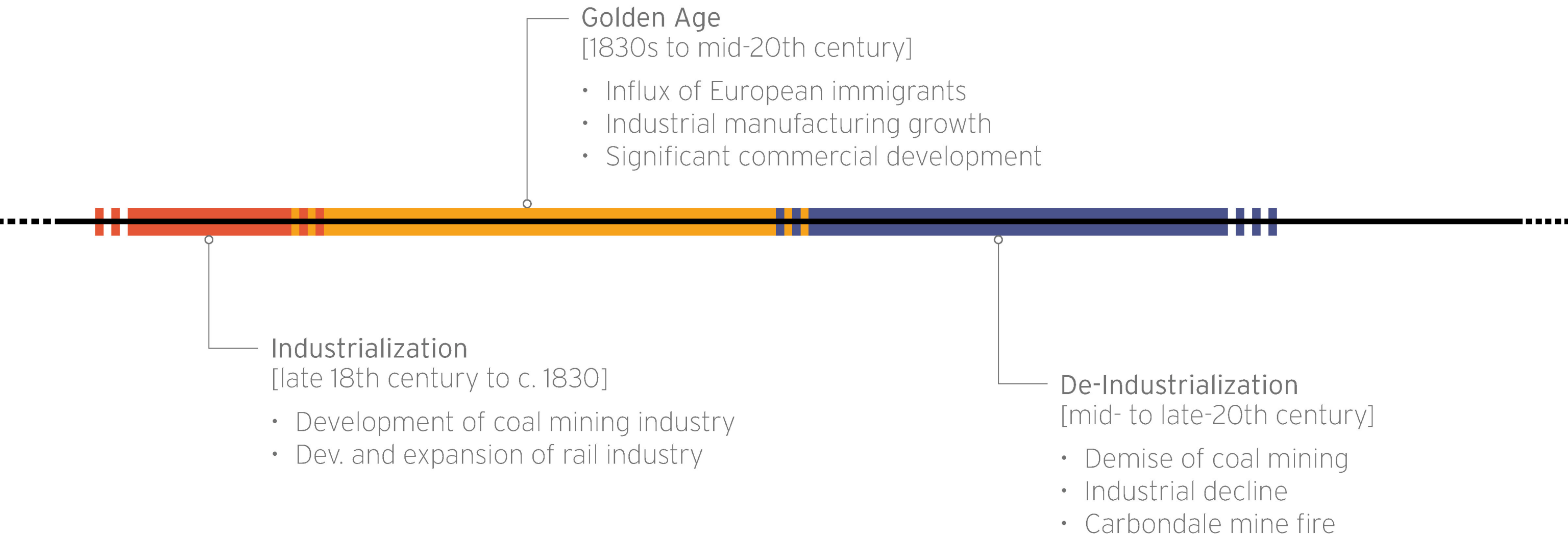
Historical Overview

CARBONDALE OVER TIME



Thematic Eras

CARBONDALE OVER TIME



Industrialization

COAL INDUSTRY: LATE 18TH C. TO 1830



Hotel Anthracite Collection



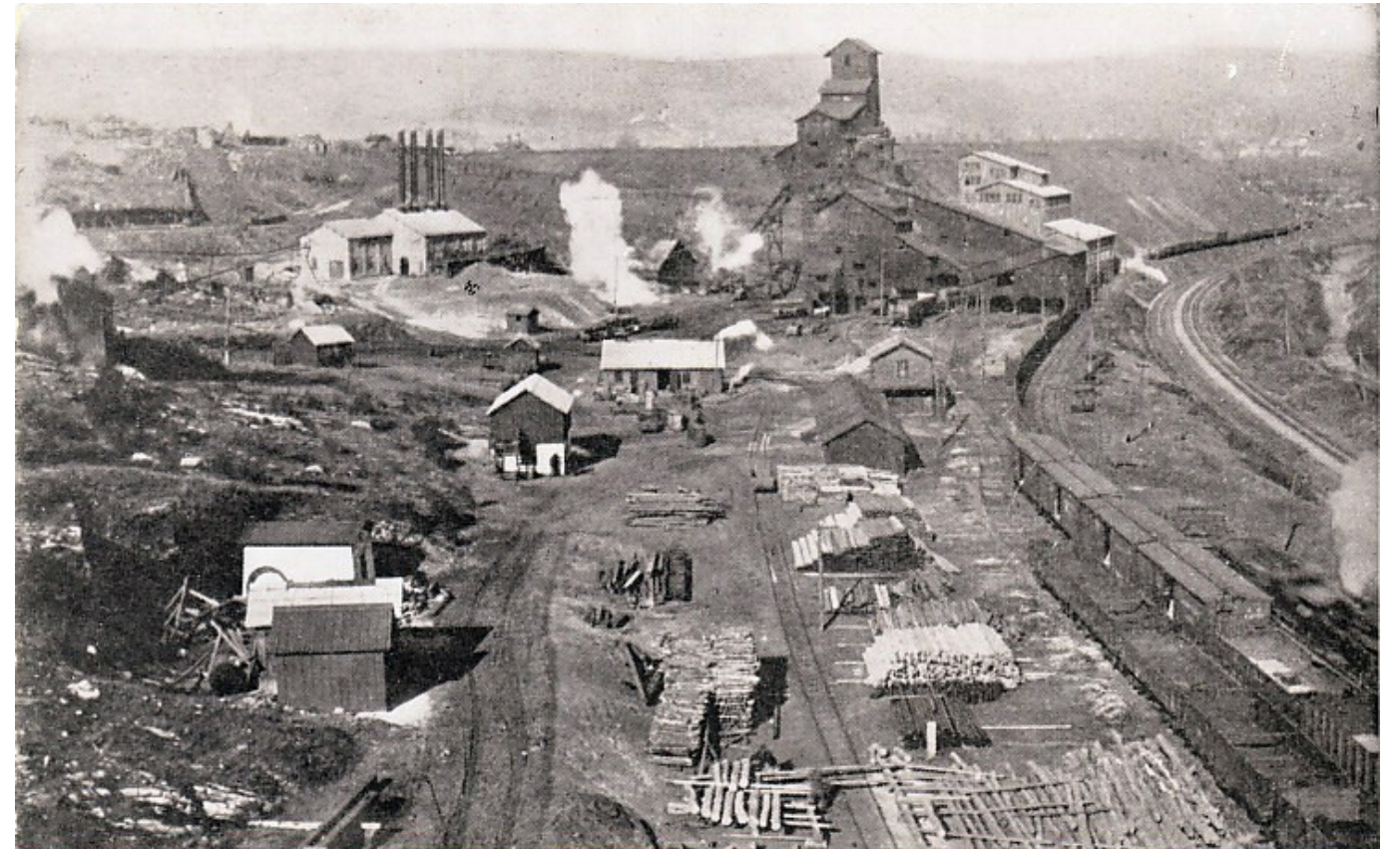
MiningArtifacts.org

Industrialization

COAL INDUSTRY: LATE 18TH C. TO 1830



The Pioneer City



Casey History

Industrialization

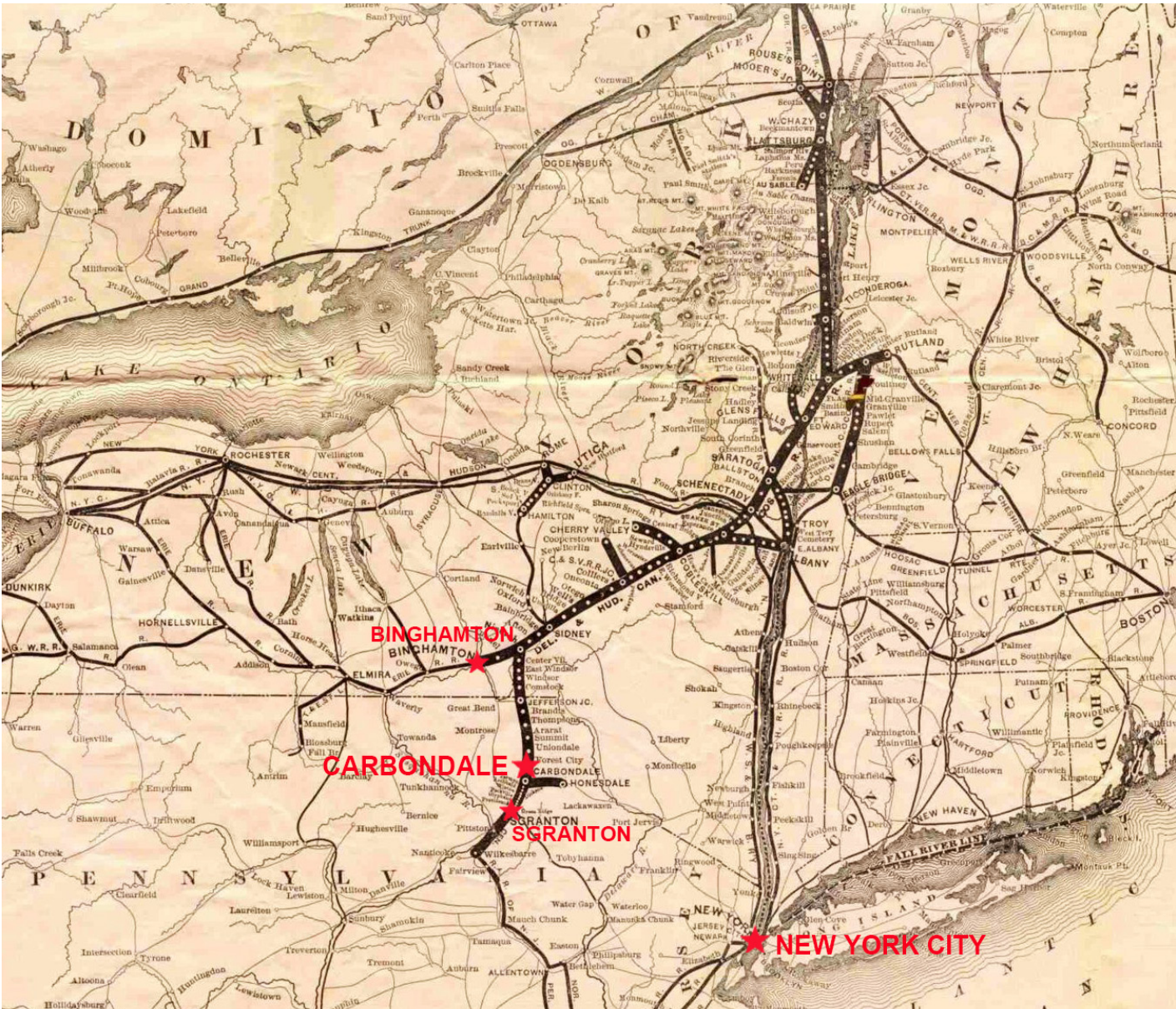
RAIL INDUSTRY: LATE 18TH C. TO 1830



Dan West



The Valley Advantage



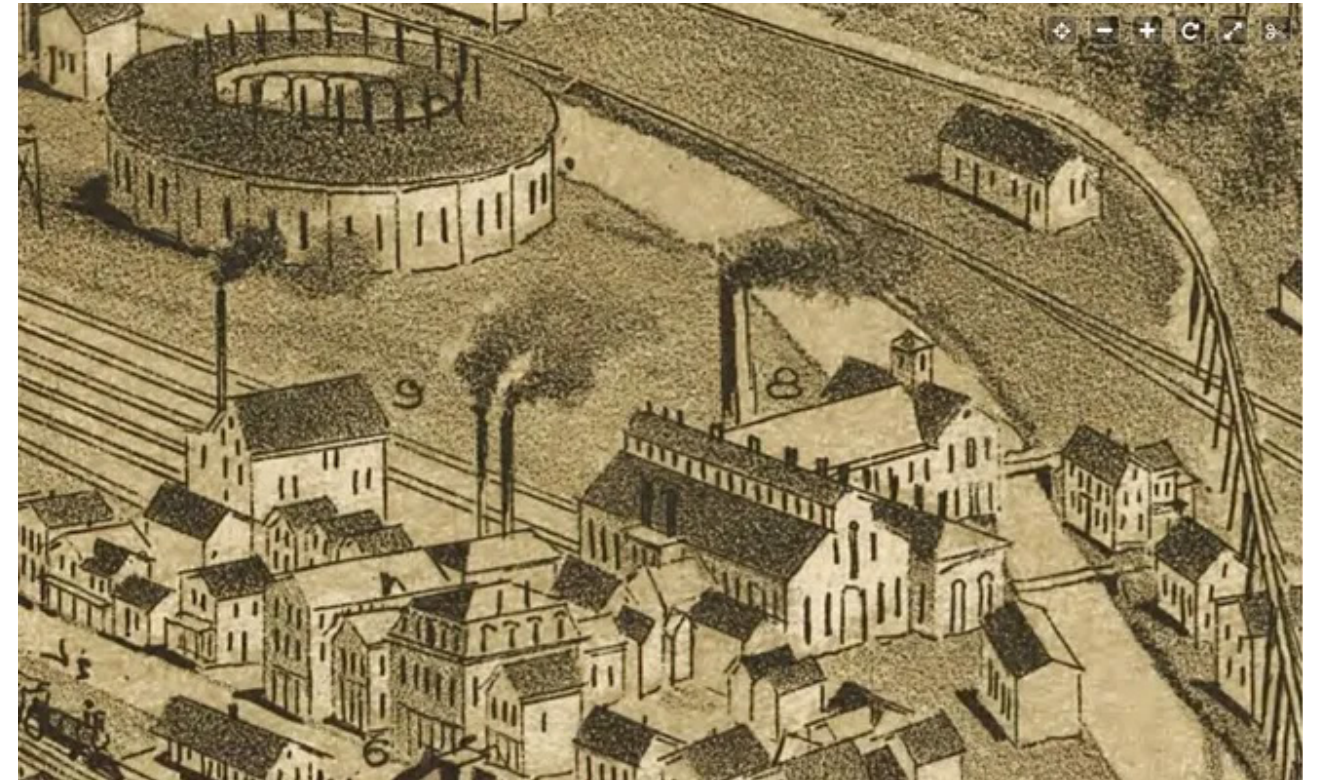
Delaware & Hudson Company

Industrialization

RAIL INDUSTRY: LATE 18TH C. TO 1830



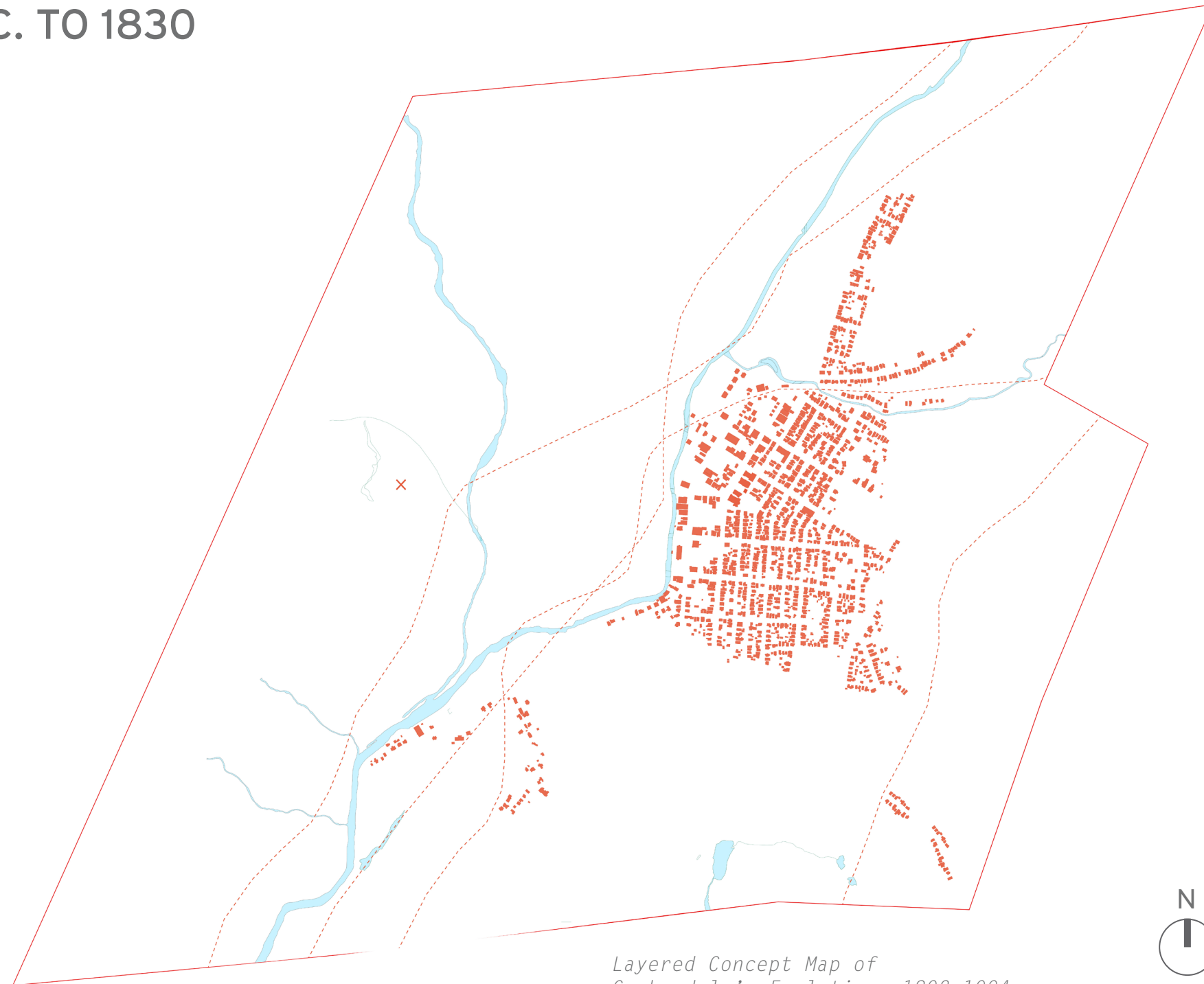
North East Rails, Railfan.net



Library of Congress

Industrialization

EVOLUTION: LATE 18TH C. TO 1830

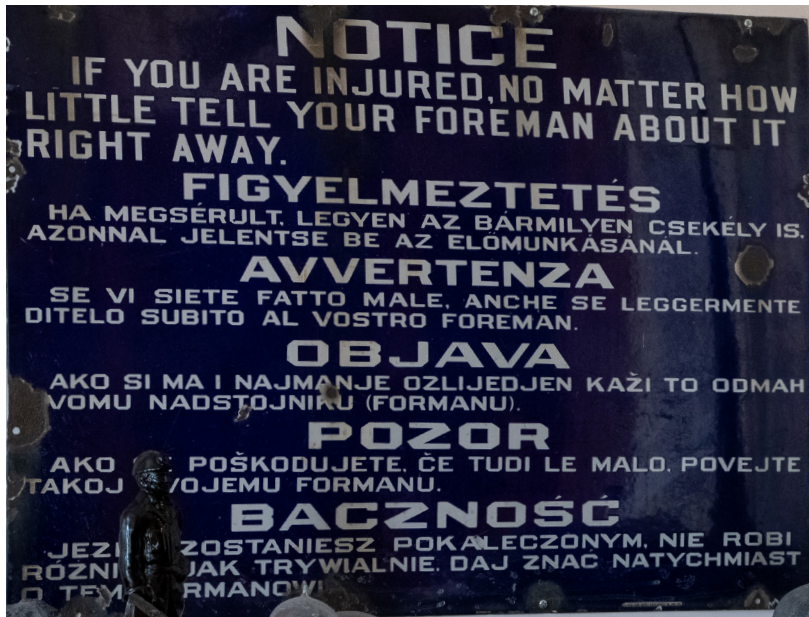


End of
Industrialization

*Layered Concept Map of
Carbondale's Evolution, 1892-1994*

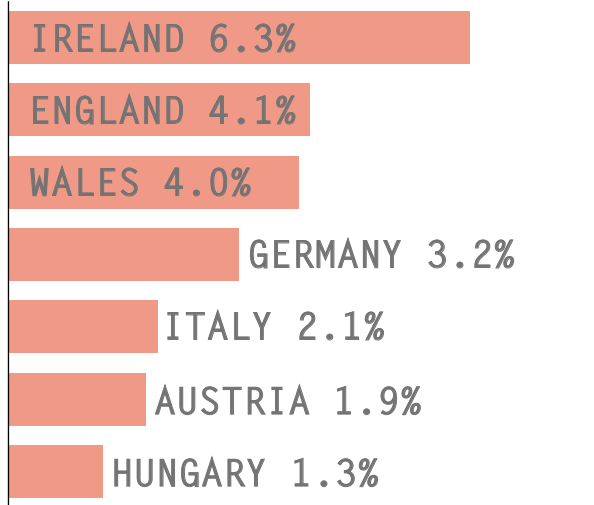
The Golden Age

IMMIGRATION & DEVELOPMENT: 1830s TO MID-20TH C.

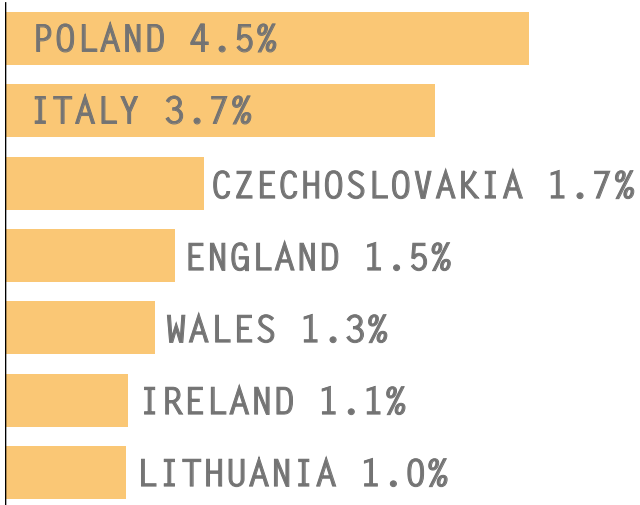


Carbondale Historical Society

1900



1930



Percentage of total county population born in foreign countries.



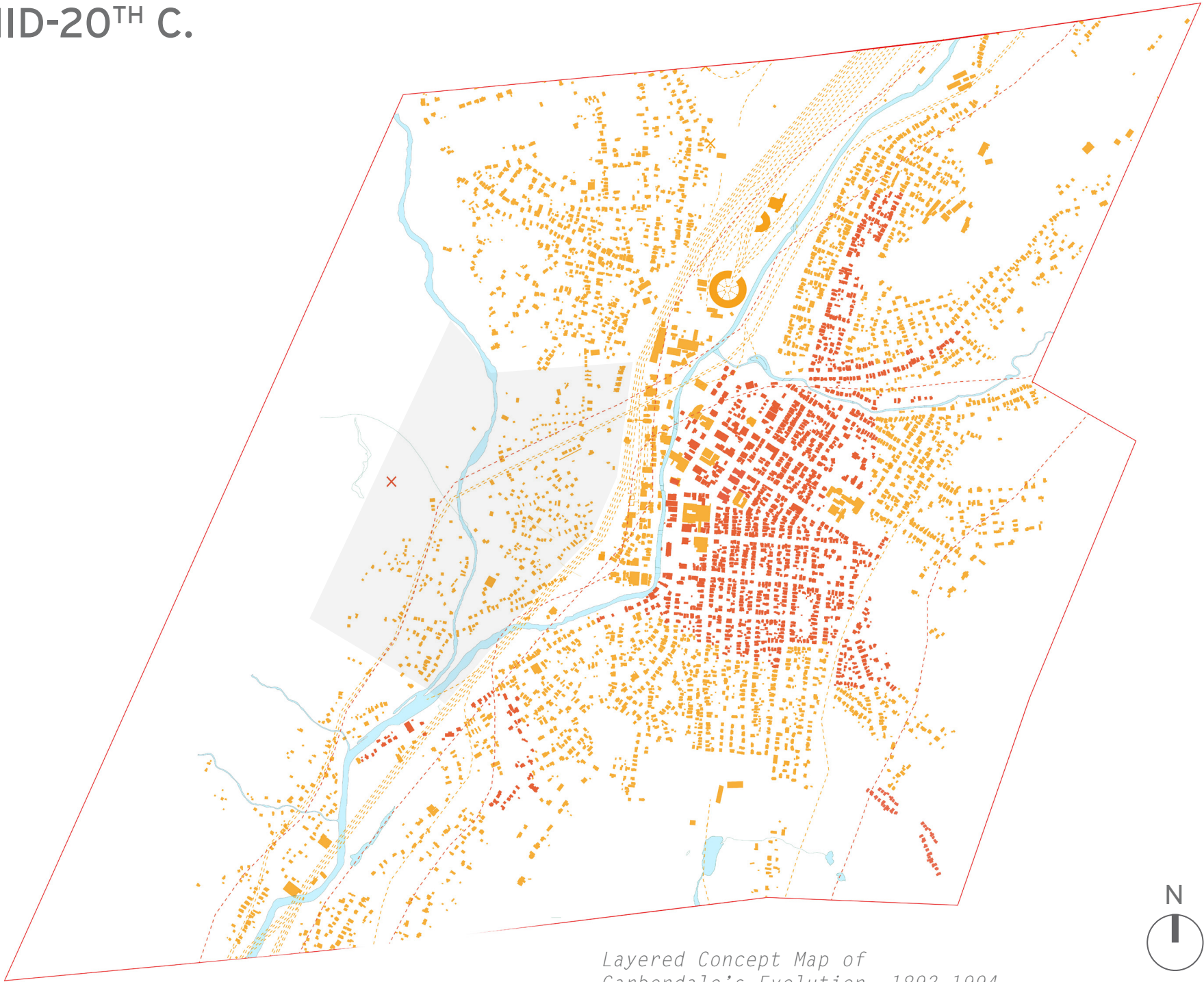
Digital Commonwealth

The Golden Age

EVOLUTION: 1830s TO MID-20TH C.



Industrialization



End of Golden Age

De-Industrialization

20TH C. CHALLENGES: MID- TO LATE-CENTURY



The Valley Advantage



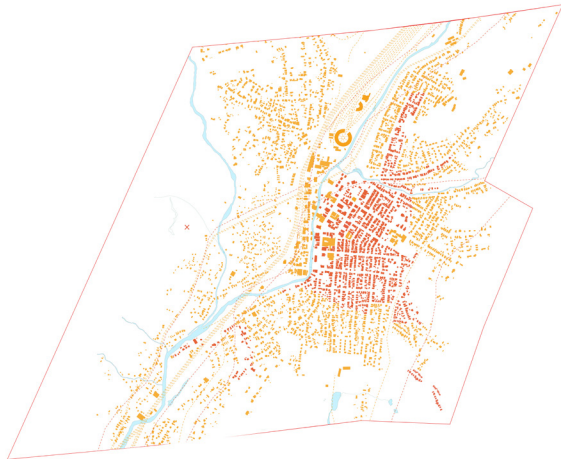
James R. Racht

De-Industrialization

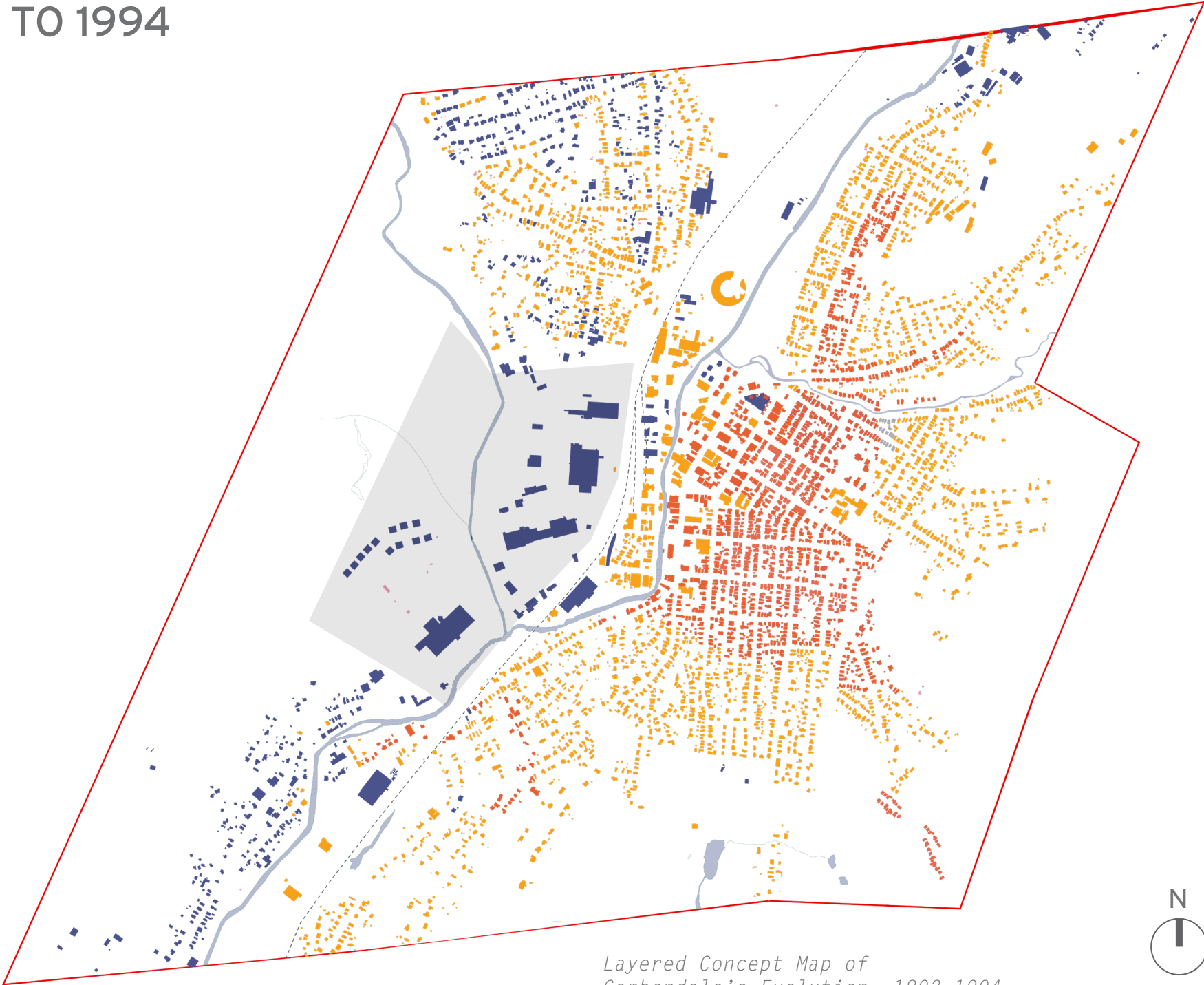
EVOLUTION: MID-20TH C. TO 1994



Industrialization



Golden Age



*Layered Concept Map of
Carbondale's Evolution, 1892-1994*

End of
De-industrialization

Physical Conditions

BUILT FABRIC TYPOLOGIES

	Commercial	Residential	Industrial
LOCATION/ZONE	Downtown/Main Street Central Business District Zone	West Side and East Side Low and Medium Density Zone	Historic Industrial Area Light Industrial Zone
USE TYPE	Religious Civic Social Educational Commercial Vacant	Single-family Multi-family Vacant	Industrial Vacant

Built Fabric

COMMERCIAL



Built Fabric

COMMERCIAL



Built Fabric

RESIDENTIAL - EAST



Built Fabric

RESIDENTIAL - WEST



Built Fabric

INDUSTRIAL



Built Fabric VACANCY



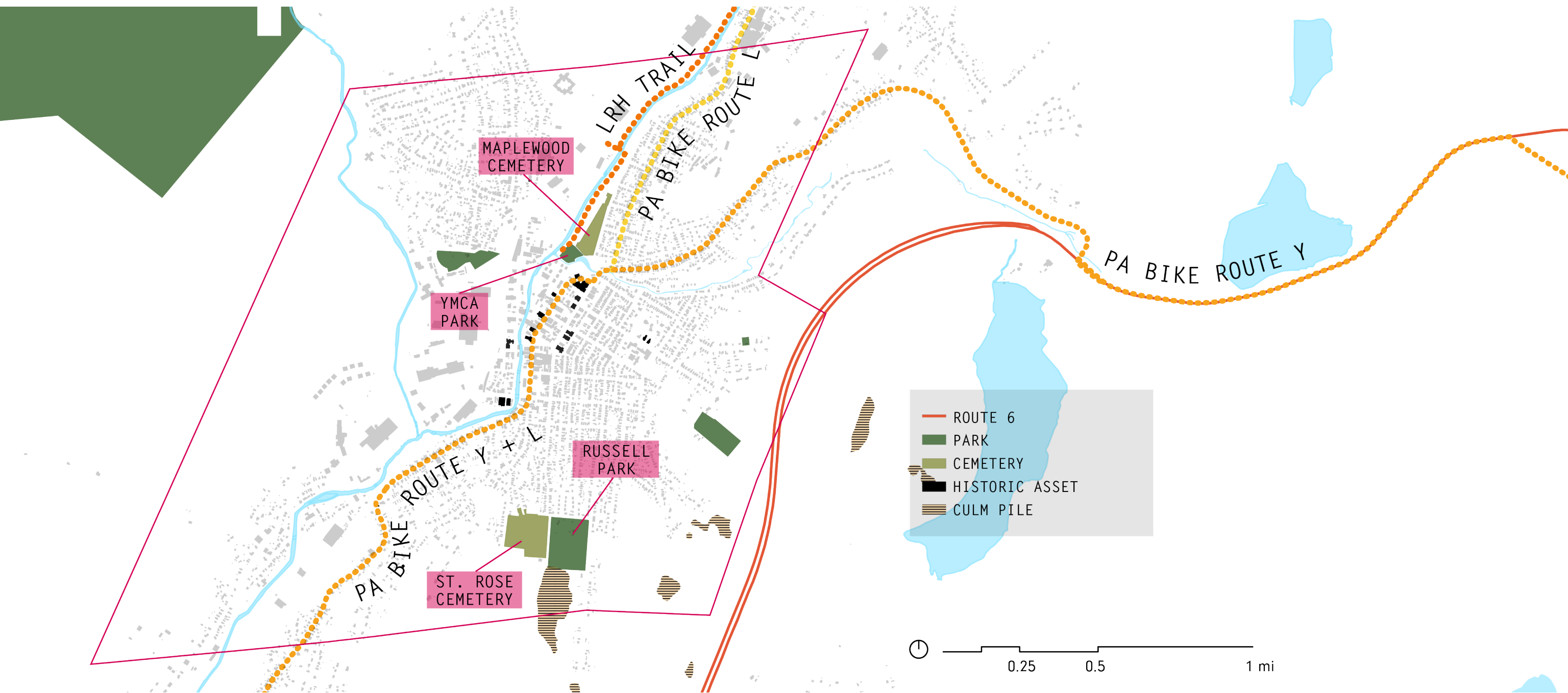
Carbondale

LOOK AND FEEL



Physical Conditions

RECREATION LANDSCAPE



Physical Conditions

LACKAWANNA RIVER HERITAGE TRAIL



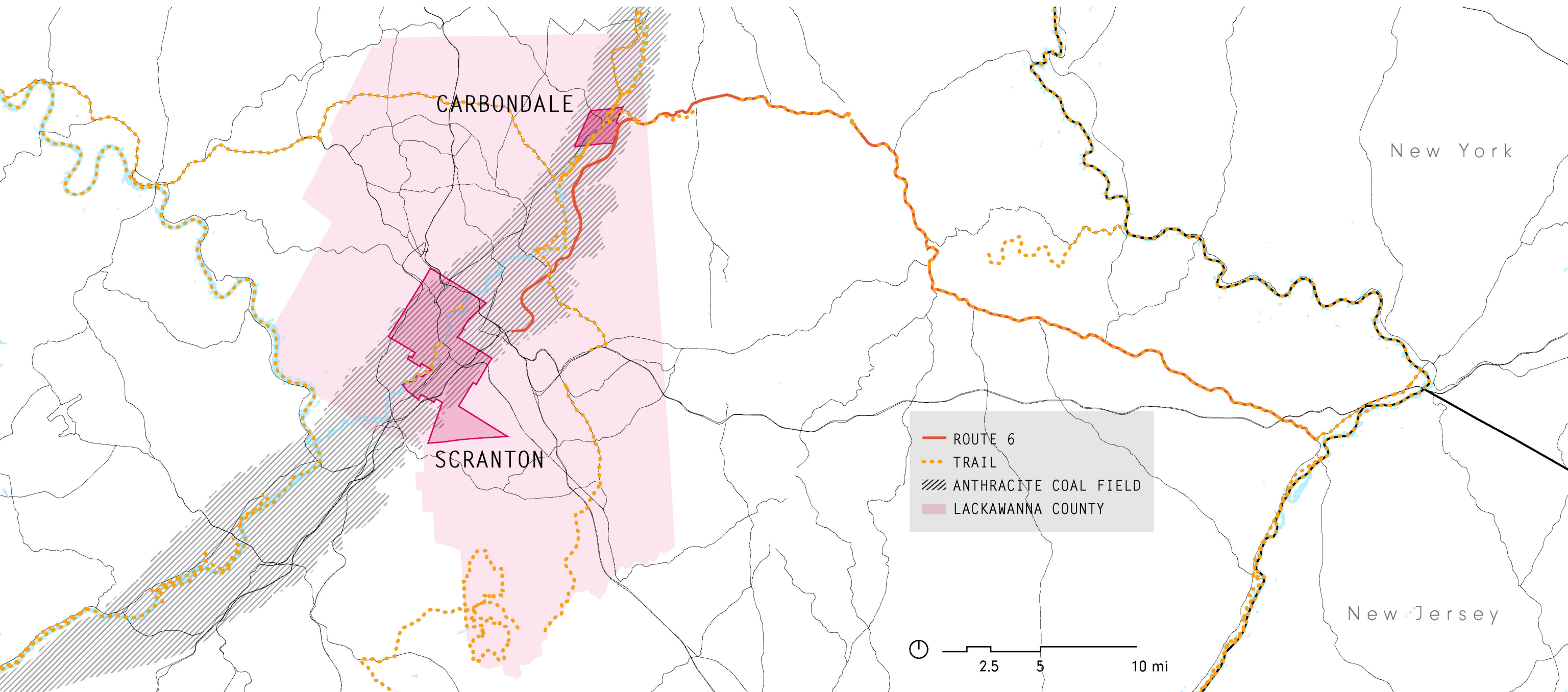
Physical Conditions

PA BIKE ROUTES L + Y



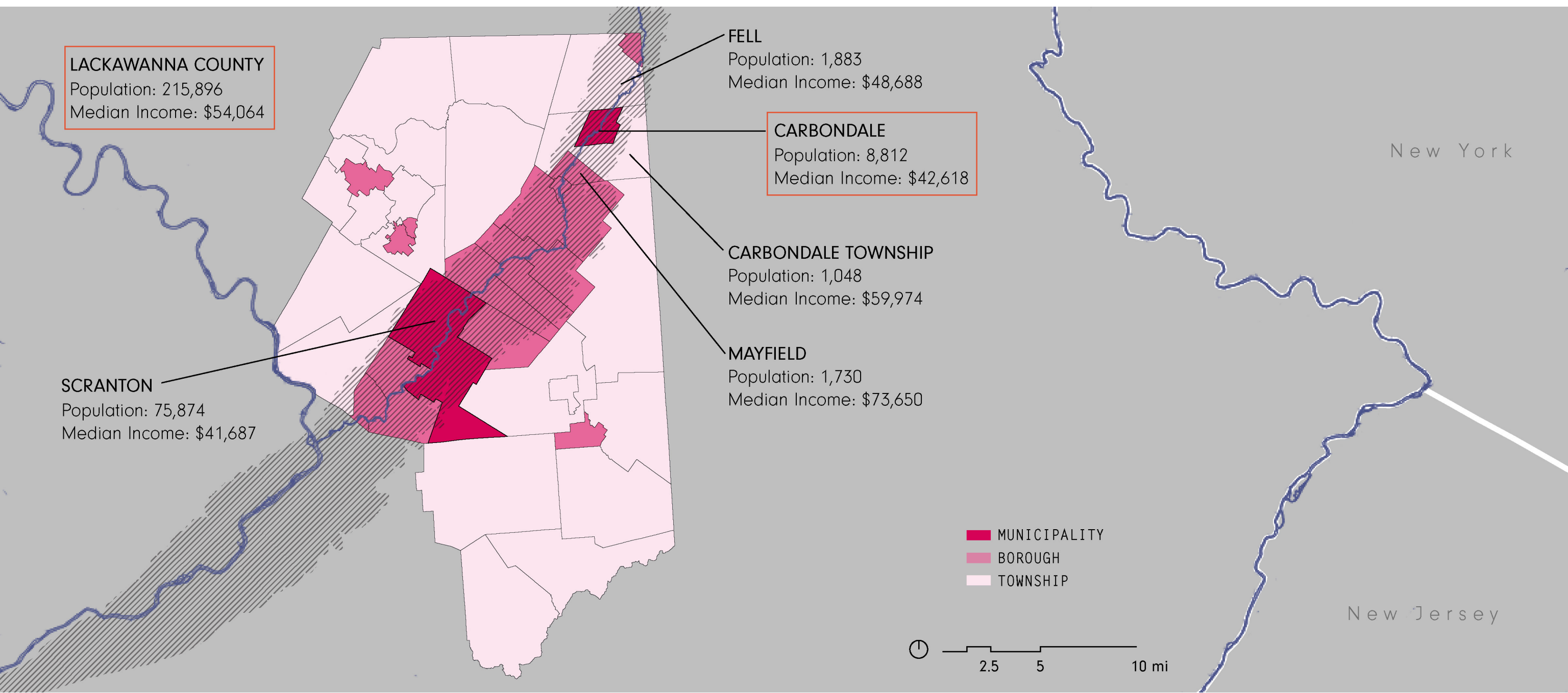
Physical Conditions

REGIONAL TRAIL CONNECTIVITY



Social Context

COUNTY COMPARISON



Social Context

CARBONDALE TODAY



Carbondale High School Class of 2022



Neighborhood on east side of Carbondale

- Peak population: 20,000 residents (1920)
- Current population: 8,800
- Primary Industries: Manufacturing, Retail, and Healthcare & Social Assistance
- Average age: 44
- 96% of the population is white
- 24.8% of the population lives below the poverty line
- Democrats outnumber Republicans by about 2 to 1, but Trump won the city's vote in 2016

Social Context

CARBONDALE TODAY



Porch repair funded by Beautiful Blocks



Mural on City Line Market

- “Coal miner mentality”
- Heritage identity and economic renewal as themes of contemporary development
- Main Street development and revitalization in recent years
- Neighborhood and housing improvement programs like Beautiful Blocks
- Community resilience

Values

4 PRINCIPAL VALUES



Social / Cultural Value

The people, communities, and relationships of Carbondale.

Historic Value

The connection to the past, both tangible and intangible.

Aesthetic Value

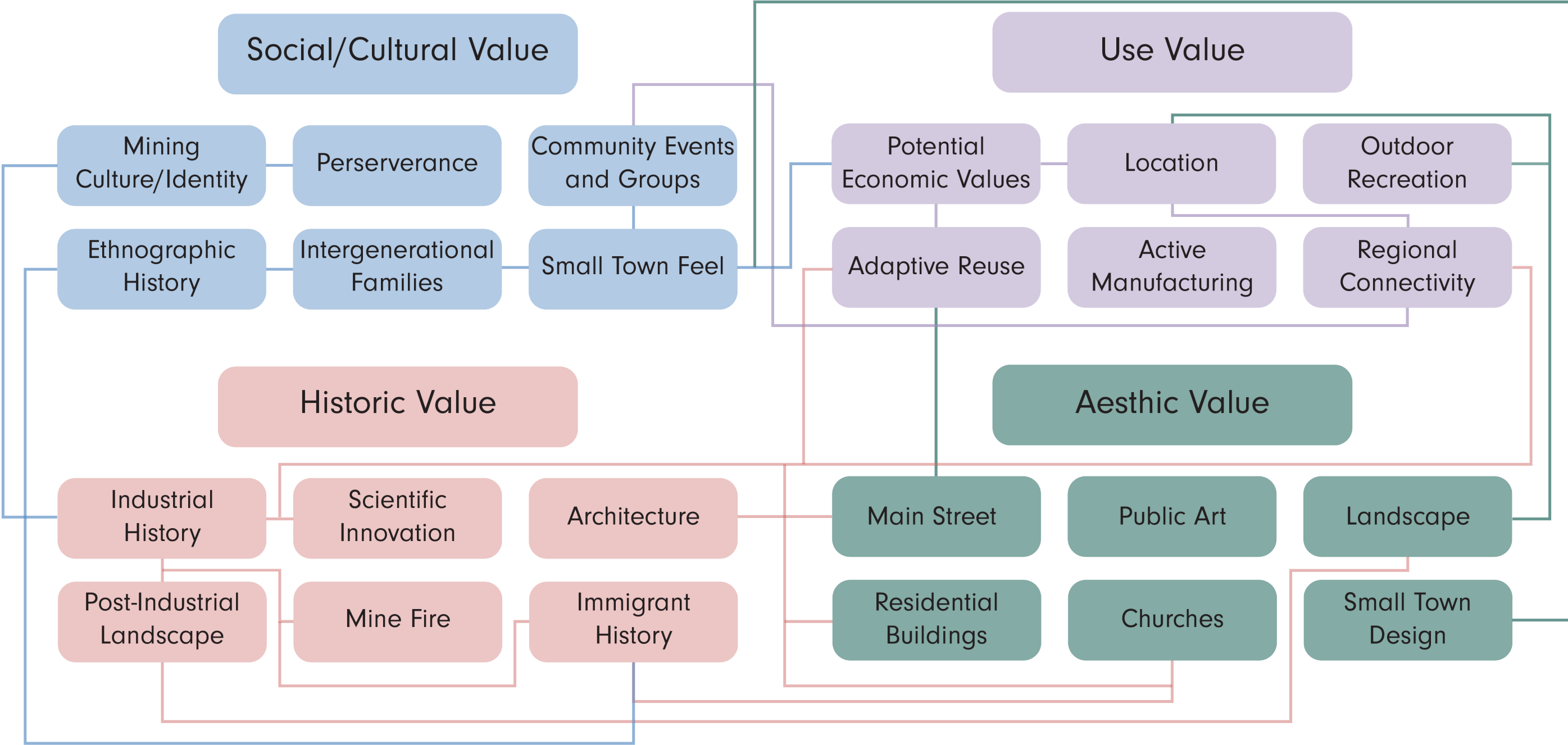
The built environment and landscapes that shape Carbondale.

Use Value

How places in Carbondale are currently used and the potential ways they can be used for future economic development.

Values

VALUE MAPPING



Values

SIGNIFICANT ASSETS



Rich Industrial History

Existing Social Connections & Relationships

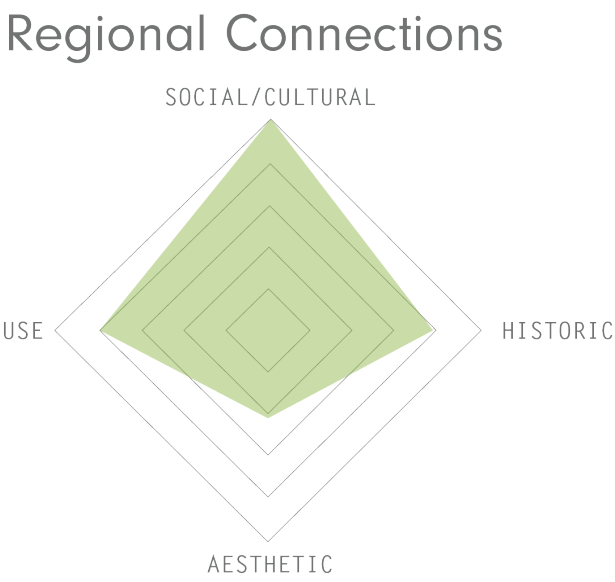
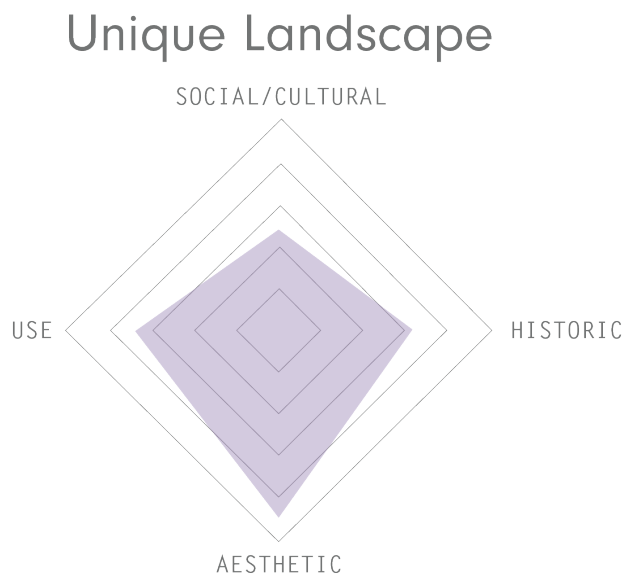
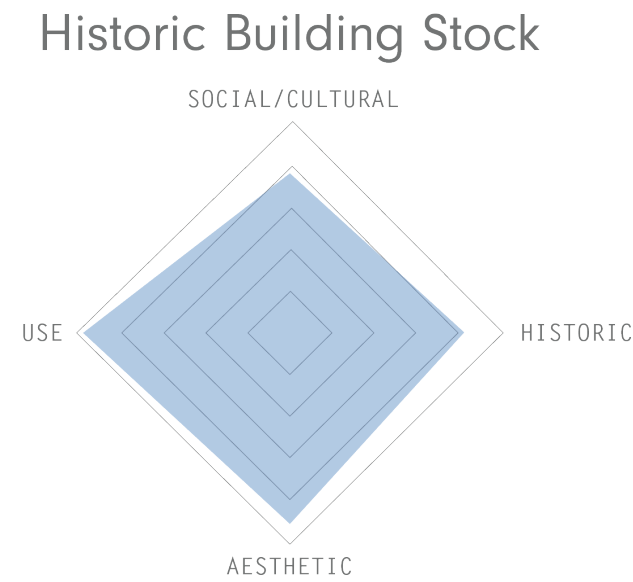
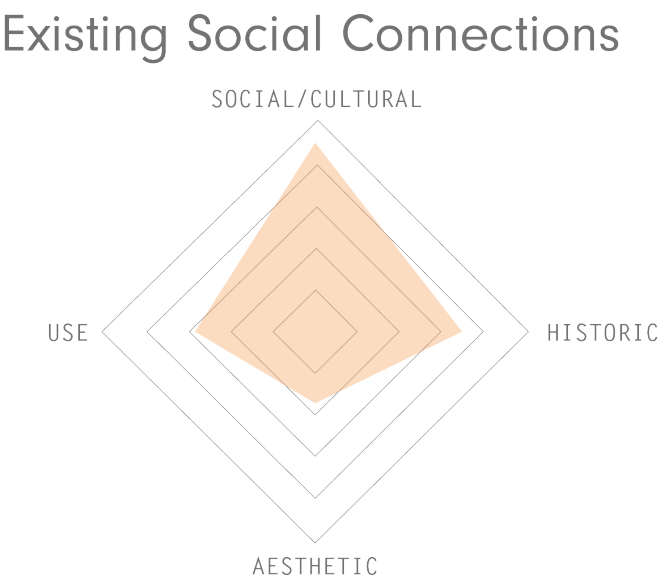
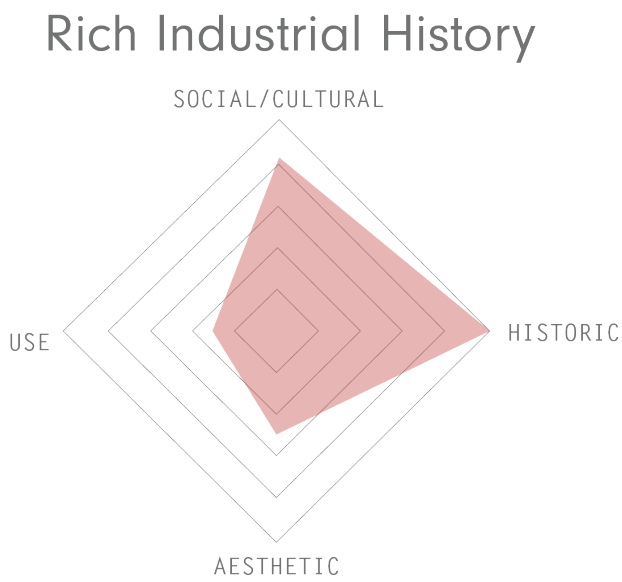
Historic Building Stock

Unique Landscape

Regional Connections

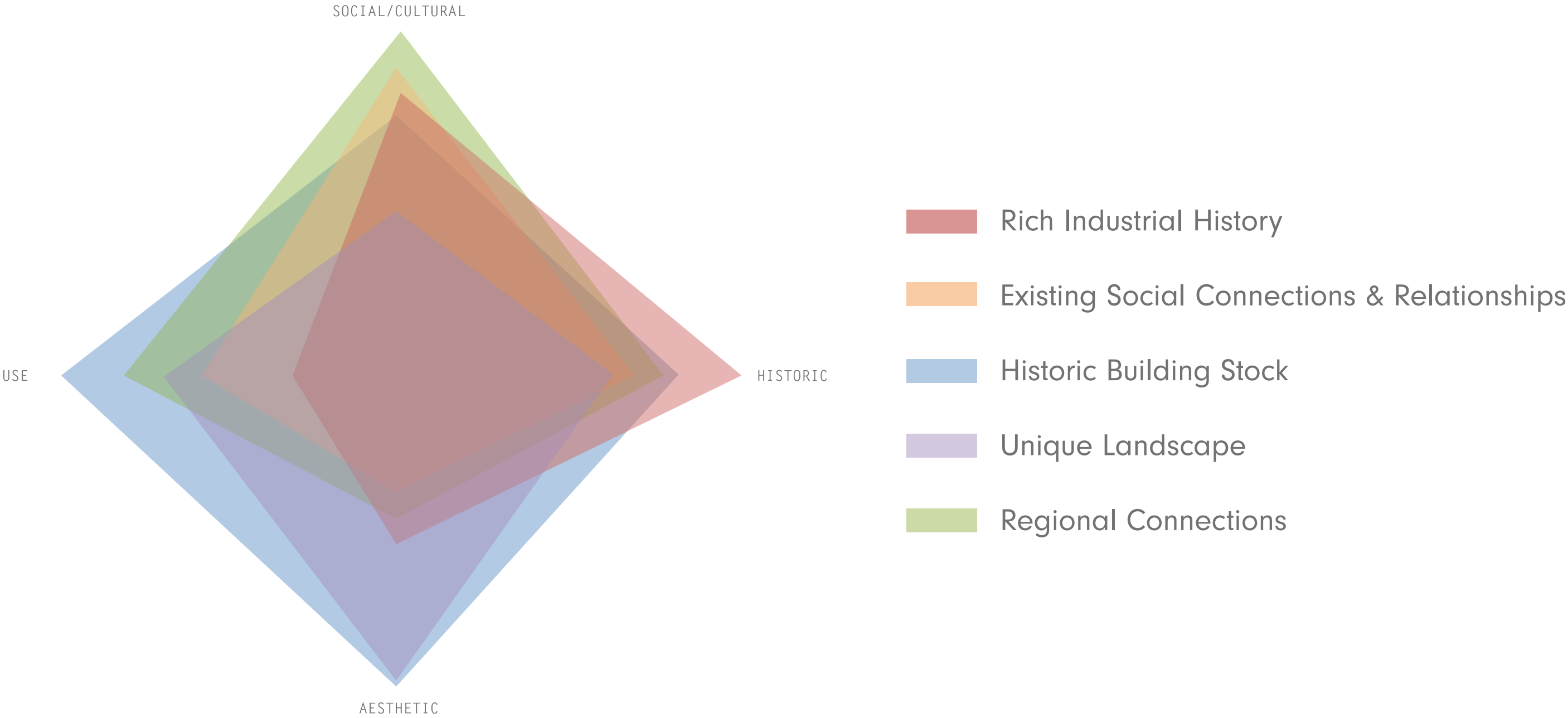
Values

VALUE MAPPING WITH SIGNIFICANT ASSETS



Values

VALUE MAPPING WITH SIGNIFICANT ASSETS



Significance

RICH INDUSTRIAL HISTORY

EXISTING SOCIAL CONNECTIONS

HISTORIC BUILDING STOCK

UNIQUE LANDSCAPE

REGIONAL CONNECTIONS



- Historic coal and rail industries
- Northeast Pennsylvania's **anthracite coal region**
- Innovations: America's **first deep underground mine** and the first million-dollar corporation, the **Delaware & Hudson Gravity Railroad**

Significance

RICH INDUSTRIAL HISTORY

EXISTING SOCIAL CONNECTIONS

HISTORIC BUILDING STOCK

UNIQUE LANDSCAPE

REGIONAL CONNECTIONS

- The city values its **people** and the community's **close connections and relationships**
- Multigenerational families with **strong ethnic and cultural backgrounds**
- Coal mining heritage and culture is strongly embedded in Carbondale



Significance

RICH INDUSTRIAL HISTORY

EXISTING SOCIAL CONNECTIONS

HISTORIC BUILDING STOCK

UNIQUE LANDSCAPE

REGIONAL CONNECTIONS



- Carbondale has **lost almost all physical fabric** of the mining and railroad industries
- The most prominent historic buildings are in **Main Street's downtown core**
 - City Hall, former NBT Bank Building, former US Post Office, and the YMCA
- Many **residential neighborhoods** retain **great historical integrity**

Significance

RICH INDUSTRIAL HISTORY

EXISTING SOCIAL CONNECTIONS

HISTORIC BUILDING STOCK

UNIQUE LANDSCAPE

REGIONAL CONNECTIONS



- **Coal mining** fundamentally shaped the landscape
- Varied topography creates **beautiful viewsheds** of the valley
- **Lackawanna River** runs through the city
- Few (but unique) **traces of the mining and railroad industry** remain
 - Culm piles and gravity railroad foundation

Significance

RICH INDUSTRIAL HISTORY

EXISTING SOCIAL CONNECTIONS

HISTORIC BUILDING STOCK

UNIQUE LANDSCAPE

REGIONAL CONNECTIONS

- Historic **hub of commerce** connected to the greater valley
- Carbondale is currently working to become **more regionally connected**
- Access point to **significant regional recreational assets**
 - Lackawanna River Heritage Trail, PA State bike routes Y and L, D&H and O&W Rail-Trails

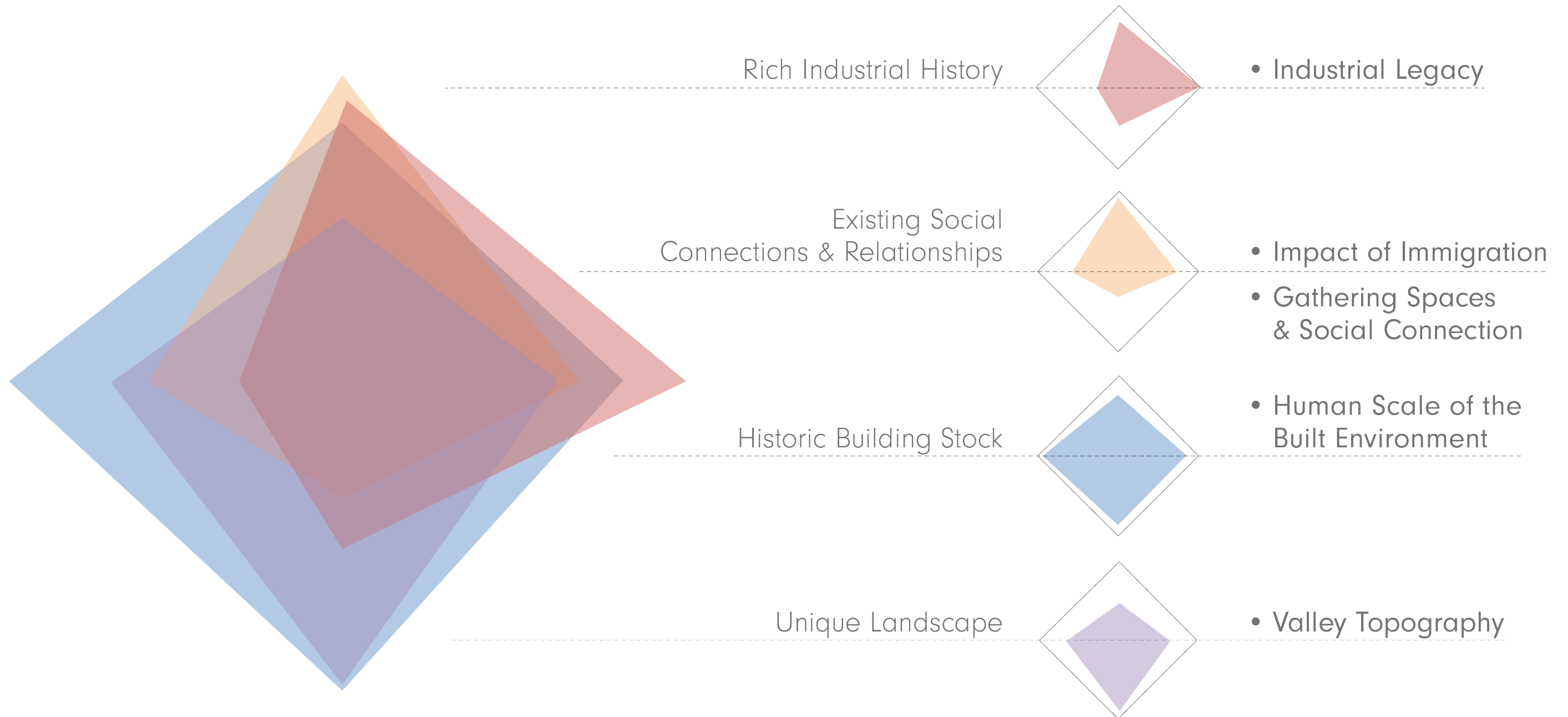


Significance



CDEs x Values

SIGNIFICANT ASSETS BECOME CDEs



Character Defining Elements

OVERVIEW

Industrial Legacy

- Pioneer City Pride
- Physical Remains
- Culm Landscape

Impact of Immigration

- Religious Organizations

Gathering Spaces & Social Connection

- Formal & Informal Gathering Spaces
- Porches

Human Scale of the Built Environment

- Commercial Corridor
- Residential Neighborhoods
- Materiality

Valley Topography

- Viewsheds



gathering spaces



human scale



impact of
immigration



industrial legacy

valley topography

CDE: Industrial Legacy

PIONEER CITY PRIDE

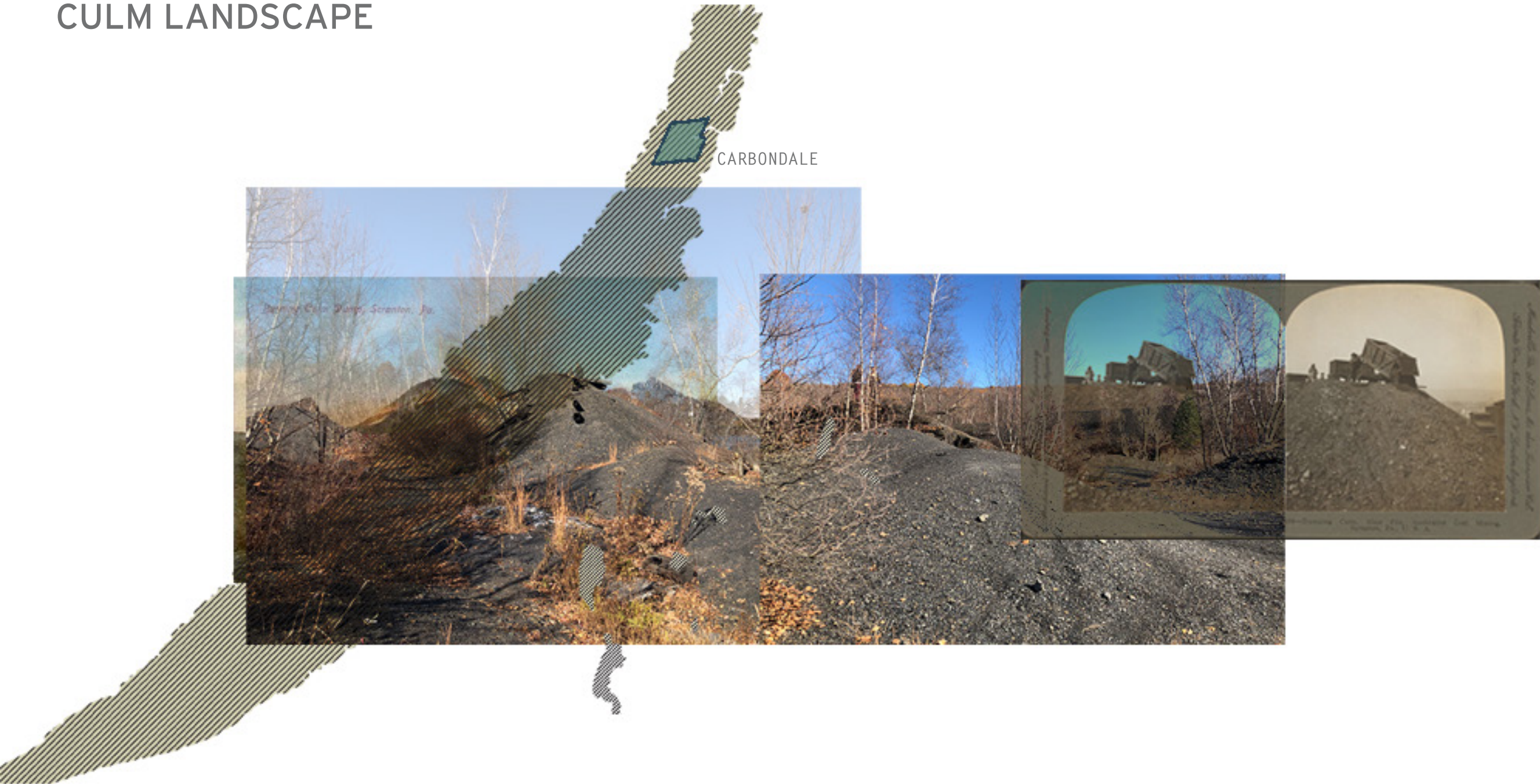


CDE: Industrial Legacy
PHYSICAL REMAINS



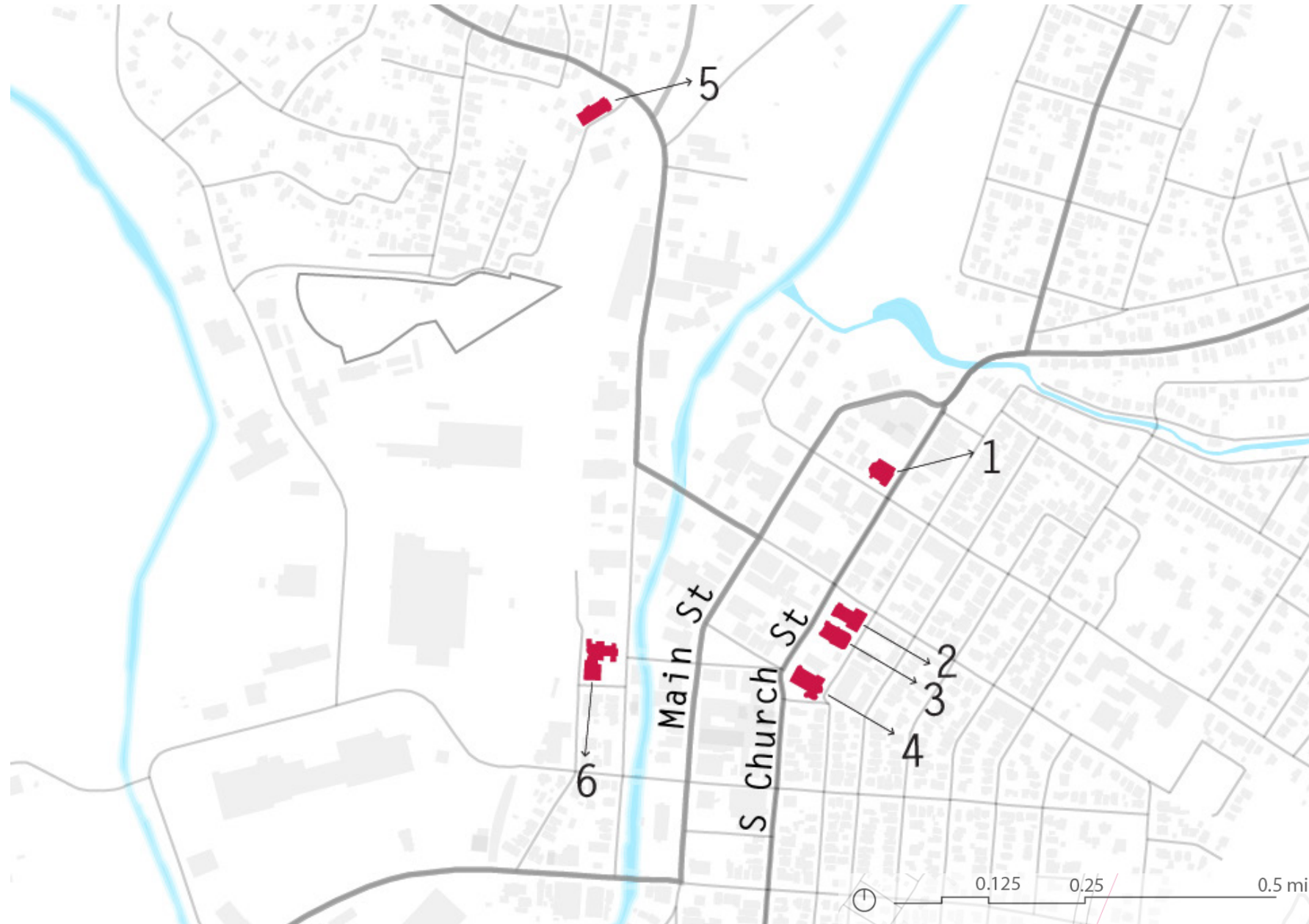
CDE: Industrial Legacy

CULM LANDSCAPE



CDE: Impact of Immigration

RELIGIOUS ORGANIZATIONS



- 1 BEREAN BAPTIST CHURCH (EAST)
- 2 FIRST PRESBYTERIAN CHURCH (EAST)
- 3 FIRST UNITED METHODIST CHURCH OF CARBONDALE (EAST)
- 4 ST. ROSE CHURCH (EAST)
- 5 OUR LADY OF MT. CARMEL CHURCH (WEST)
- 6 TRINITY EPISCOPAL CHURCH (WEST)

CDE: Impact of Immigration

RELIGIOUS ORGANIZATIONS



Berean Baptist Church



First Presbyterian Church



*First United Methodist
Church of Carbondale*



St. Rose Church



*Our Lady of Mt.
Carmel Church*



Trinity Episcopal Church

CDE: Impact of Immigration

RELIGIOUS ORGANIZATIONS



Congregation at St. Rose Church



Performance at First Presbyterian Church



Easter sale at St. Rose



Celebration at Trinity Episcopal Church



Craft show at Berean Baptist Church

CDE: Impact of Immigration

RELIGIOUS ORGANIZATIONS



Our Lady of Mt. Carmel Feast



Spaghetti Dinner fundraiser at Our Lady of Mt. Carmel

CDE: Gathering Spaces & Social Connection

FORMAL & INFORMAL GATHERING SPACES

- Arts/Historical/Cultural
- Holiday/Festival
- Economic
- Religious
- Other



CDE: Gathering Spaces & Social Connection

PORCHES



CDE: Human Scale of the Built Environment

COMMERCIAL CORRIDOR

Buildings:

- Attached
- 2-3 stories tall
- 3-4 bays wide
- Flat rooflines
- Symmetry
- Rhythm
- Awnings
- Storefronts
- Entrance niches

Streetscape:

- Streetlights
- Signage
- Seating
- Sidewalk widths
- Street widths
- Trees
- Open spaces



MAIN ST

CDE: Human Scale of the Built Environment

COMMERCIAL CORRIDOR



CDE: Human Scale of the Built Environment

RESIDENTIAL NEIGHBORHOODS

Buildings:

- Detached
- 1-3 stories tall
- 2-3 bays wide
- Pitched roofs
- Asymmetry
- Rhythm
- Lot sizes, density
- Sloping land
- Retaining wall
- Steps
- Porches

Streetscape:

- Landscaping
- Sidewalk widths
- Street widths



RESIDENTIAL,
EAST

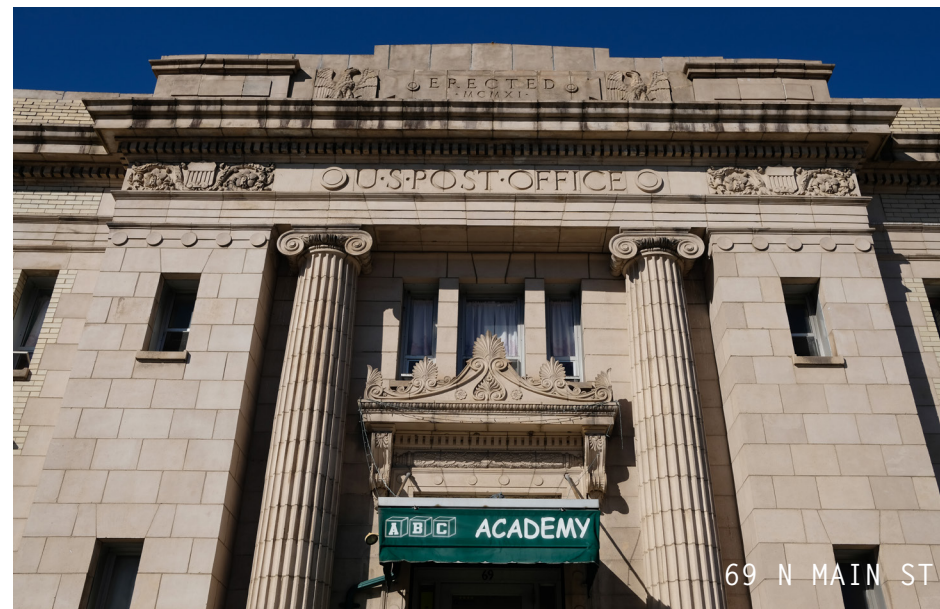
RESIDENTIAL,
WEST

CDE: Human Scale of the Built Environment

MATERIALITY



Brickwork



Stonework



Woodwork

CDE: Valley Topography

VIEWSHEDS



SWOT Analysis

STRENGTHS

- Small Town Feel
- Viewsheds
- Continued Use of Historic Buildings
- Quality Housing Stock
- Natural Resources
- Industrial Fabric
- Bike Trails/Connections
- Industrial History
- Outside Interest
- Location
- Current Planning and Development
- "Potential"
- Pandemic Era Growth
- Social Network

OPPORTUNITIES

- Vacancy/Reuse
- Tourism/Outdoor-Oriented
- Historic Preservation Tax Credit
- Cultural Landscapes/Interpretation
- Regional Connections
- Local Elections
- Municipal Planning Initiative
- Beautiful Blocks Program
- Increased Recreation Abilities
- Art
- Place-making/Place-keeping Initiatives
- Mining to Climate
- 50th Anniversary of UFO

WEAKNESSES

- Retention of Youth
- Lack of City Funding
- Lack of Economic Opportunity
- "Coal Miner Mentality"
- Eroded Trust in Political System
- Lack of Amenities/Activities
- Lack of Signage
- Class Divides/Hostilities
- Poor Municipal Infrastructure
- Location
- Little/No Historical Documentation of Last 50 Years
- Stale Representation
- Non-locals Buying Properties but not Occupying

THREATS

- Depopulation
- Lack of Funding
- Distrust in Local Government
- Climate Related Disasters
- Pessimism About Future
- Aging Infrastructure
- "Jim Thorpe-ization"
- Predatory Development
- Corporate Development
- Weak Tax Base

SWOT Analysis

STRENGTHS

- Small Town Feel
- Viewsheds
- Continued Use of Historic Buildings
- Quality Housing Stock
- Natural Resources

WEAKNESSES

- Retention of Youth
- Lack of City Funding
- Lack of Economic Opportunity
- “Coal Miner Mentality”
- Eroded Trust in Political System

OPPORTUNITIES

- Vacancy/Reuse
- Tourism/Outdoor-Oriented
- Historic Preservation Tax Credit
- Cultural Landscapes/Interpretation
- Regional Connections

THREATS

- Depopulation
- Lack of Funding
- Distrust in Local Government
- Climate Related Disasters

Comparables

LOCAL TO GLOBAL RANGE



Carbonia , Italy



Rivers of Steel
Heritage Area, PA



Kotaka, Japan



Duisburg Nord,
Germany



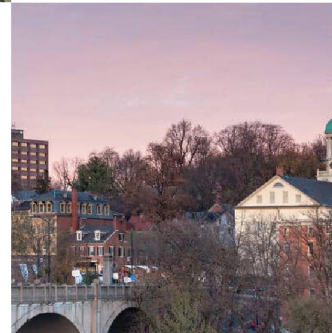
Jim Thorpe, PA



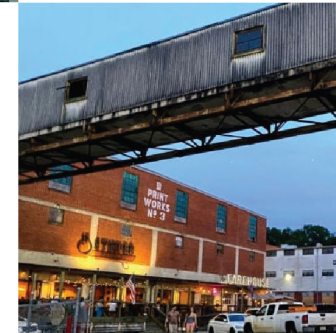
Thomas, WV



Greenville, SC



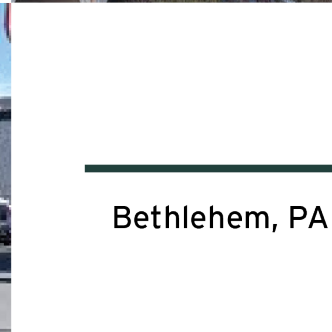
Bethlehem, PA



Taylors Mill, SC



Honesdale, PA



Bethlehem, PA



Comparables

THEMATIC INTERESTS

Arts and Placemaking



Rivers of Steel

Thomas, WV



Downtown Revitalization



Honesdale, PA

Greenville, SC



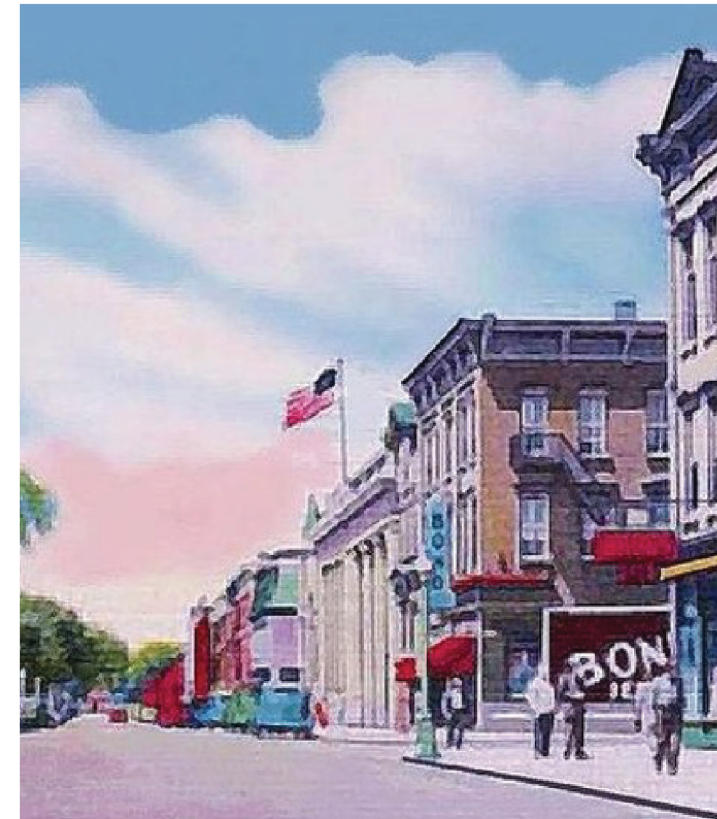
Regional Recreation Landscapes

Duisburg Nord, Germany









Greenville, SC

DOWNTOWN REVITALIZATION



Duisburg Nord, Germany

REGIONAL RECREATION LANDSCAPES



Next Steps

IDEAS & POSSIBLE DIRECTIONS

- Trail connections and wayfinding
- Reassess waterfront connection
- Climate change mitigation
- Policy review and suggestion
- Integrity analysis of industrial ruins
- Candidates for National Register
- Design Guidelines
- Downtown revitalization
- Art and placemaking opportunities
- Adaptive reuse opportunities
- More cohesive heritage narrative
- Online presence for heritage efforts
- Updating City of Carbondale's website